

**BOARD OF ADA COUNTY
MINUTES OF THE DEVELOPMENT SERVICES MEETING
WEDNESDAY, MARCH 26, 2014
1:30 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Commissioners' Conference Room of the Ada County Courthouse Complex to act on the following items. Staff members present: Mark Perfect, Development Services; Claire Tardiff, Prosecuting Attorney's Office; and Larry Maneely, Commissioners' Office. Minutes Recorder: Angel Dicus.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner David L. Case called the meeting to order at 1:32 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners David L. Case, Jim Tibbs and Rick Yzaguirre were present.

III. UNFINISHED BUSINESS:

ACTION: J. TIBBS MOVED TO REMOVE THE UNFINISHED BUSINESS FROM THE TABLE FOR CONSIDERATION. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

1. **201301718-ZC-MSP-PBA-DA: VINEYARD SENIOR COMMUNITY CENTER:** A request for a zone change from R8M to R20, a master site plan, property boundary adjustment and a development agreement for a 30-unit multi-family structure to provide senior housing. The development will be known as the Vineyard Senior Community. The property is located at 8100 N. Horseshoe Bend Road and 10482 W. Utahna; 4N 1E Sec. 14. *(Tabled from 2/25/14 for Execution of Final Documents; Public Hearing Closed)*

M. Perfect requested this application be tabled to April 23, 2014, in order to resolve ownership issues relating to a drainage ditch on the property. Scott Noriyuki of Northside Management assured the Board that they are committed to the project and are taking the necessary actions to continue moving forward with all other aspects of the project. He explained the titleholder of the drainage ditch needs to countersign the Development Agreement and also discussed the challenges they have had determining ownership.

Robert Bruno joined the meeting. He advised the Board he was present for the Rescue Ranch matter.

ACTION: J. TIBBS MOVED TO TABLE APPLICATION NO. 201301718-ZC-MSP-PBA-DA, VINEYARD SENIOR COMMUNITY CENTER TO APRIL 23, 2014, TO ALLOW STAFF ADDITIONAL TIME TO RESEARCH OWNERSHIP ISSUES. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

2. **201201434-S: FINAL PLAT – RESCUE RANCH SUB:** A request to approve the final plat which consists of four (4) residential lots and one (1) common lot for the private road. This property contains 41.04 acres and is located at 7200 S Locust Grove Rd, Sections 5 2N 1E. *(Tabled from 2/25/14; Public Hearing Closed)*

M. Perfect presented the final plat for execution.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL PLAT FOR APPLICATION NO. 201201434-S: RESCUE RANCH SUBDIVISION; AND AUTHORIZED THE CHAIRMAN SIGN THE APPROPRIATE DOCUMENTS ON BEHALF OF THE BOARD. J. TIBBS SECONDED. R.

**YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE.
THE MOTION CARRIED UNANIMOUSLY.**

3. **201301546-ZC-S-DA-DA (M): PAINTED RIDGE #2:** A preliminary plat for a 164 lot subdivision consisting of 155 residential lots and nine (9) common lots on approximately 41.73 acres. It is noted that 31.73 acres of the proposed subdivision is under a development agreement for Painted Ridge Subdivision (aka Racers Ridge Subdivision). There is an application for a development agreement modification on 31.73 acres. There is a zoning ordinance map amendment application to rezone with a development agreement for the additional ten (10) acres of the proposed subdivision from the RUT District to the R8 District. Furthermore, a request to terminate Development Agreement No. 8135 in an effort to clarify and simplify the history and management of this project. A new development agreement will be entered into covering the entirety of the Parcel, consisting of both the remaining parcel from Development Agreement No. 8135 as well as the new 10 acres subject to rezoning, so that the Painted Ridge Subdivision project will be governed by one single development agreement rather than having multiple agreements in place. The property is located at 5997 E. Columbia Rd.; Section 9 2N 3E. *(Tabled from the 3/12/14 Public Hearing for Execution of Final Documents; Public Hearing Closed)*

M. Perfect reminded the Board that the application was approved at the March 12, 2014 public hearing. He said the Development Agreement and the revised Findings of Fact and Conclusions of Law were tabled to this meeting for finalization.

ACTION: J. TIBBS MOVED TO APPROVE DEVELOPMENT AGREEMENT NO. 10650 AND THE REVISED FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR APPLICATION NO. 201301546-ZC-S-DA-DA (M): PAINTED RIDGE #2. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

4. **201400074-CU-MSP-V: LEVI DUCKETT:** A conditional use and master site plan application to operate and construct a contractor's yard/shop. The shop will be approximately 5,218 square feet and the existing dwelling on the property will be used as an office. In addition, an application for a variance to grant relief from a development standard requiring all structures and storage areas to be located a minimum of 100 feet from any property line because the subject property is located in a residential district. Also a variance from the development standard for accessory office space to comply with Section 8-5-3-75 of the Ada County Code in order to exceed 25% of the gross floor area of use. The property is located at 4610 W. Franklin Rd., Section 10 3N 1W. *(Tabled from the 3/12/14 Public Hearing for Execution of Final Documents; Public Hearing Closed)*

M. Perfect stated the application was approved at the March 12, 2014 public hearing. He said this matter was tabled to this meeting for revised Findings of Fact and Conclusions of Law.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201400074-CU-MSP-V: LEVI DUCKETT WHICH CONTAINS THE REVISED FINDINGS OF FACT AND CONCLUSIONS OF LAW FROM THE MARCH 12, 2014, PUBLIC HEARING. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

IV. IN THE MATTER OF RECESS:

There being no further business to come before the Board at this time, the meeting was recessed at 1:47 p.m.


Dave L. Case, Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk